

**Saint Paul Planning Commission  
City Hall Conference Center  
15 Kellogg Boulevard West**

**Minutes January 12, 2007**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, January 12, 2007, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Donnelly-Cohen, Faricy, Lu, McCall, Morton, Porter, Smitten and; Messrs. Alton, Bellus, Commers, Cudahy, Dandrea, Gordon, Johnson, Kong, Kramer, Mejia, Nelson and Rosemark.

**Commissioners Absent:** Mmes.\*Trevino, and Messrs. \*Goodlow  
\*Excused

**Also Present:** Larry Soderholm, Planning Administrator; Patricia James, Penny Simison, Yang Zhang, Luis Pereira, Merritt Clapp-Smith, and Kate Fleming, Department of Planning and Economic Development staff.

**I. Approval of minutes December 29, 2006.**

***MOTION:*** *Commissioner Commers moved approval of the minutes of December 29, 2006. Commissioner Nelson seconded the motion. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

Chair Alton announced that flowers were sent to Lucy Thompson for the memorial service for Rich McLaughlin, Lucy's long time companion.

**III. Planning Administrator's Announcements**

Larry Soderholm reported on planning-related business at the City Council for last week and their agenda for next week.

**IV. PUBLIC HEARING: Arcade Street Small Area Plan**

Item from the Neighborhood and Current Planning Committee.  
(Penny Simison, 651/266-6554)

Penny Simison gave the staff report. She explained that planning work for the Arcade Street Small Area Plan has taken a long time and has been broken into three parts. Rezoning work for the commercial district was adopted previously. Now additional planning work is ready for the commercial area as a small area plan for incorporation into the Comprehensive Plan. This is what the public hearing is on today. She will be doing more analysis of the residential blocks within the Arcade Street small area plan boundaries and will bring the residential part of the plan to the

Planning Commission for action later this year. It will probably include some residential rezonings.

Chair Alton read the rules of procedure for the public hearing and announced that notice of the public hearing was published in the Legal Ledger on December 18, 2007.

One person spoke at the hearing:

Ms. Leslie McMurray, 1014 Payne Avenue, Saint Paul, MN 55130. Ms. McMurray spoke on behalf of the Payne Phalen District Five Planning Council. District Five recommended approval of the Arcade Street Small Area Plan, and thanked the Arcade Street Task Force for its hard work and efforts to include a comprehensive community process that involved businesses, agencies and residents to shape the future of this important commercial corridor. Ms. McMurray thanked Chair Kathi Donnelly-Cohen for her leadership in bringing this plan forward, and also Penny Simison for her dedication and professionalism in support of the community engagement process. She passed out copies of the letter of support from the Payne Phalen District Five Planning Council.

**MOTION: Commissioner Donnelly-Cohen moved to close the public hearing but to accept written testimony until noon today, and to refer the matter back to the Neighborhood and Current Planning Committee. Commissioner Bellus seconded the motion.**

## **V. Zoning Committee**

### **NEW BUSINESS**

# 06-258-573 Catholic Charities – Conditional Use Permit for overnight shelter for homeless women, with modification of distance requirement from emergency housing (Mary Hall) and community residential facility (located in St. Joseph's Hospital).  
Old 6<sup>th</sup> St, NW corner at Exchange. (*Patricia James, 651/266-6639*)

Commissioner Morton stated District 17 made no recommendation. No one spoke in support or opposition. The public hearing was closed. The Zoning Committee's recommends approval on a vote of 6-0.

**MOTION: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried on an 18-0 vote with 1 abstention (Porter), (Donnelly-Cohen not present at vote).**

# 06-289-537 Nou Vang – Rezoning from I1 (Light Industrial) to TN2 (Traditional Neighborhood). 892 Hamline Avenue N, NE corner at Pierce Butler Route.  
(*Patricia James, 651/266-6639*)

Commissioner Morton stated District 11 made no recommendation. One person spoke in support No one spoke in opposition. The public hearing was closed. The Zoning Committee recommends approval on a vote of 7-0.

**MOTION:** *Commissioner Morton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried on an 18-0 vote (Donnelly-Cohen not present at vote).*

# 06-284-541 Ahmad Khatib – Public hearing to consider revocation or modification of Re-establishment of Nonconforming Use Permit approved in Zoning File #99-178351. 241 Earl St, NW corner at Burns. (Luis Pereira, 651/266-6591)

Commissioner Morton stated District 4 recommended modification of the permit with revised conditions. Eight people spoke in support. One spoke in opposition. The public hearing was closed. The Zoning Committee's recommends approval of modifying the permit with conditions on a vote of 7-0.

**MOTION:** *Commissioner Morton moved the Zoning Committee's recommendation to approve the modification of the permit with revised conditions. The motion carried unanimously on a voice vote.*

College Parking Annual Review Procedure – Discussion and recommendation regarding procedure for conducting annual review of college parking. (Yang Zhang, 651/266-6659)

Commissioner Morton stated the Zoning Committee recommended approval to forward to the Planning Commission on a vote of 7-0.

**MOTION:** *Commissioner Morton moved the Zoning Committee's recommendation to approve the changes to the procedure for the annual review of college parking. The motion carried unanimously on a voice vote.*

Commissioner Morton announced the Zoning Committee Agenda for the January 18, 2007 meeting.

## **VI. Comprehensive Planning Committee**

Commissioner Donnelly-Cohen announced the next meeting of the Comprehensive Plan is scheduled for January 23, 2007.

Larry Soderholm reported that Penny Simison and he have briefed four City Council members about the process the Planning Commission is using to prepare the Comprehensive Plan 2008. He has appointments to brief two more members.

## **VII. Neighborhood and Current Planning Committee**

No report

## **VIII. Communications Commission**

Larry Soderholm reported that Luis Pereira and he have been working on the annual report and that it should be ready for the next Planning Commission meeting on January 26, 2007.

## IX. Task Force Reports

Commissioner Smitten announced the next meeting of the Downtown Central Corridor Task Force will be on Tuesday, January 24, 2007, at 4:30-6:30 p.m. in the City Hall Annex, 11<sup>th</sup> Floor. The next public open houses with Urban Strategies consultants will be on February 15 and 16, 2007, location to be announced. Discussion will be on the Final Vision and Development Strategies. Notices for the open houses notices will be sent out.

Commissioner Porter reported on the University Avenue Central Corridor Task Force and said the next meeting is on January 25, 2007, at 5:00 p.m., at the Central Corridor Resource Center, 1080 University Avenue.

Larry Soderholm announced the Como Avenue in St. Anthony Park Task Force is meeting on January 18, 2007. Commissioner Nelson co-chairs the task force and Commissioner Commers is a member.

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## • X. Old Business

None

## XI New Business

### Ford Site Planning Task Force

Merritt Clapp-Smith, PED's lead planner for the Ford site planning process, gave a brief report on the process and timeline. A resolution for consideration and materials recommending the appointment of members to the Ford Site Planning Task Force were passed out.

**MOTION:** *Commissioner Nelson moved approval of the resolution to establish the Ford Site Planning Task Force and its members as proposed by Chair Alton. Commissioner Donnelly-Cohen seconded the motion. The motion carried unanimously on a voice vote.*

## XII. Adjournment

Meeting adjourned at 9:25 a.m.

Recorded and prepared by  
Kate Fleming, Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully submitted,

Approved \_\_\_\_\_  
(Date)

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Larry Soderholm AICP  
Planning Administrator

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Marilyn Porter  
Secretary of the Planning Commission